

# \$234,900 - 809 9 Avenue, Wainwright

MLS® #A2207129

**\$234,900**

3 Bedroom, 1.00 Bathroom, 1,089 sqft

Residential on 0.16 Acres

Wainwright, Wainwright, Alberta

Freshly painted and new vinyl plank flooring is sure to impress in this well maintained home with heated shop/garage! Located near WHS, this 1089 sq. ft, home features a desirable open kitchen/dining area, complimented with a generous hardwood filled, french door separated living room. The primary bedroom is located right beside the 4 pc. main bath and the smaller 2nd bedroom could be used as an office or den. The upstairs can easily be used as the 3rd bedroom, craft room or storage area, and has had new vinyl plank flooring added & fresh paint. The "neat 'n clean" basement area is home for utilities, laundry and tons of storage space. Meander outside and you'll find ample space to enjoy a relaxing afternoon under the shady trees and have space to park the RV as well. The heated garage/shop area might be just perfect for the home hobbyist, wishing to do a little handy work in the evenings! Recent updates include:

Fresh paint throughout the whole house (2025), new vinyl plank flooring (2025), house and shop furnaces serviced (2025).

Scheduled to happen soon: New rear door window installation, Furnace air duct cleaning, and a load of fresh gravel is anxious to meet the driveway! Call your favourite realtor today for your personal tour!

Built in 1956

## Essential Information



MLS® #	A2207129
Price	\$234,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,089
Acres	0.16
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	809 9 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1B9

### Amenities

Parking Spaces	8
Parking	Double Garage Detached, Driveway, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot
Roof	Cedar Shake

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	2
Zoning	R2

### **Listing Details**

Listing Office	ROYAL LEPAGE WRIGHT CHOICE REALTY
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